

RESOLUTION CLASSIFYING ACTION UNDER SEQRA AND CONDITIONALLY APPROVING SPECIAL USE PERMIT FOR INDOOR VOLLEYBALL COURT AT 8 VERIZON LANE

RESOLUTION 26-

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CONDITIONALLY APPROVING SPECIAL USE PERMIT FOR
INDOOR VOLLEYBALL COURT AT 8 VERIZON LANE**

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, an Application was submitted for a Special Use Permit by applicant-owner Bill Duthie, in collaboration with St. John Design Group, to operate a volleyball court as an indoor recreation facility at 8 Verizon Lane, being one building located at 8-20 Verizon Lane (Tax Parcel Numbers 30.-1-16.32 and 30.-1-16.31, in the IR Zone); and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code § 270-36 governing Special Use Permits, for which the completed application was received March 17, 2026, and this action is hereby classified as a Type II Action under SEQRA per § 617.5(c) of the SEQRA Regulations such that no further environmental review is required; and

WHEREAS, this action is exempt from the General Municipal Law County Planning referral requirements of General Municipal Law § 239-1, *et seq.*, including as based upon an Intergovernmental Agreement implementing said § 239 dated November 24, 2003; and

WHEREAS, on April 26, 2026, and in accordance with Town Code § 270-36B, the Planning Board reviewed a permit application from applicant-landowner March 17, 2026, a narrative statement describing the use by St. John Design Group, and other application materials and, in consideration thereof, the Planning Board recommended that the Town Board authorize and approve the proposed Special Use Permit with the condition that all indoor recreation facilities not exceed current parking capacity; and

WHEREAS, the Town Board duly held a Public Hearing on June 17, 2026, upon the Special Use Permit application whereat all evidence and comments were considered, along and together with the requirements of the Town's Code, existing development in the surrounding area, the public facilities and services available, the Town's Comprehensive Plan and land use regulations, and the site characteristics and any related use and development issues; and

WHEREAS, after a duly advertised public hearing, the Town Board hereby makes the following findings for the aforementioned Special Use Permit under Town Code § 270-36(A): (1) the proposed land use or activity is to be located, constructed, and operated so that the public health, safety and general welfare will be protected; and (2) the existence of the proposed land use or activity will not cause substantial injury to the value of other property in the surrounding neighborhood; (3) that adequate landscaping and screening is to be provided; and (4) that adequate off-street parking and loading is provided, and ingress and egress are so designed as to cause minimum interference with traffic on abutting roads; and (5) the proposed land use or activity will not result in excessive erosion and will not increase the volume or velocity of surface water runoff

onto abutting properties; and (6) that any proposed water and/or sewage disposal system is determined by appropriate jurisdictional authority to be adequate; and (7) that vibration, glare, odor, heat or noise anticipated from the proposed use can be mitigated; and

WHEREAS, upon due consideration of the foregoing, and deliberation thereupon by the Town Board, the Town Board of the Town of Lansing has hereby

RESOLVED, that final approval of the application for a Special Use Permit at 8 Verizon Lane be and is hereby **CONDITIONALLY APPROVED**, subject to the following conditions:

1. Indoor recreation facilities permitted only at 8 Verizon Lane. Any indoor recreation facilities developed in other areas of the business park must go through a separate Special Use Permit process.
2. The main parking lot must be upgraded to meet the standards included in Town Code § 270-40.8 Parking, with at least 6 spaces available for indoor recreation facilities. All spaces in the main lot must have painted lines as shown on the provided site plan. The overflow lot must maintain sufficient gravel or asphalt paving to serve 11 vehicles.
3. The indoor recreation use must not exceed the current parking capacity of 6 spaces in the main parking lot, and 11 spaces at the overflow lot along the Verizon Lane Extension.
4. The existing noncompliant handicap parking space must be replaced with a handicap parking space that meets all requirements of the 2010 ADA Design Standards, New York State Department of Transportation Standards, and the Town of Lansing Town Code.
5. Additional signage must be provided to prevent individuals visiting the indoor recreational facility from blocking overhead doors serving industrial uses at 8 Verizon Lane, or from interfering with industrial vehicles on the site.
6. The applicant shall obtain and maintain all permits, approvals, and authorizations required by the Town of Lansing, the Tompkins County Health Department, New York State agencies, and any other agency having jurisdiction. Compliance with all applicable federal, state, county, and local laws, regulations, codes, and permit conditions shall be required. Nothing in this Special Use Permit shall relieve the applicant of the obligation to comply with all requirements imposed through any subsequent land use reviews, including but not limited to subdivision or site plan reviews, or reviews and requirements by or from any other authority having jurisdiction.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson _____, duly seconded by Councilperson _____, and put to a roll call vote with the following results:

Councilperson Judy Drake –	Councilperson Laurie Hemmings –
Councilperson Christine Montague –	Councilperson Joseph Wetmore –
Supervisor Ruth Groff –	

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on June 17, 2026.